



May 31, 2019

Todd Dumais  
Town Planner, Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street  
West Hartford, CT 06107

**RE: Parking Study  
West Hartford Fellowship Housing Redevelopment  
10-60 Starkel Road**

300 Winding Brook Drive  
Glastonbury, CT 06033

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Dear Mr. Dumais,

BSC Group (BSC) is pleased to submit this letter summarizing a parking analysis that was conducted on the existing West Hartford Fellowship complex in support of our request to reduce the parking requirement of 1.5 spaces per unit (§ 177-32 I.(1)) for the proposed redevelopment use of this project under the Special Development District.

## Background

The project is proposing a redevelopment of an existing elderly housing facility located at 10-60 Starkel Road in West Hartford. As part of this redevelopment, the existing apartment units and parking lot will be demolished and six new buildings will be constructed. The project includes a new parking lot/driveway, site drainage system, and new site utilities. The existing development has 213 units that are serviced by 141 parking spaces, including 8 handicapped spaces (0.66 spaces per unit). Therefore, under the existing condition, the development does not meet the zoning requirement of 1½ spaces per unit (which would equal 320 spaces).

## Parking Analysis

As of 2019, 88 parking permits have been issued to residents for vehicles parked on the premises which accounts for 62% of the available parking spaces and 41% of the existing units onsite.

Under the full build scenario, there are 308 units proposed with 287 proposed parking spaces (0.93 spaces per unit). Using the ratio of parking permits to spaces under the existing condition, I was able to extrapolate approximately 123 permits to be issued under the proposed condition.

Further extrapolating, if one half of the remaining units ( $308 - 123 = 185 \div 2 = 92.5$ ) required a home care assistant to assist them during the day (an over estimate based on documentation from Fellowship), that would reserve an additional  $\pm 93$  parking spaces for home care aid parking during the day.

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Architects  
Planners  
Surveyors



123 Permits Spaces + 93 Aid Spaces = 216 reserved spaces. This leaves a surplus of 71 spaces remaining that are not permanently reserved for any direct purpose. This further supports our request to relax the requirement of 1½ spaces per unit.

In addition, due to the higher frequency of disabled residents, handicapped parking spaces have been provided at every main building entrance and the quantity increased over the minimum required per the number of spaces from 12 to 15 as a way to better serve the resident's needs.

Also, by providing six (6) separate drop-off loading zones, one for each entrance, we will reduce the likelihood of double parked vehicles for delivery and resident pick-up/drop-off.

### **Conclusion**

Although the project is proposing to reduce the overall number of parking spaces below that are required in the Zoning Ordinances, the project will increase the parking ratio from 0.66 to 0.93 spaces per unit. The spaces provided have been designed to meet the residents' needs by providing a higher number of handicapped parking spaces and providing sufficient spaces for those residents eligible to receive parking permits, as well as sufficient spaces for a continuously increasing need for home care professionals, while maximizing the total area that can be utilized for building and open community space for the residents. Therefore, we respectfully request the waiver of the 177-32. I. (1) parking space requirement.

Should you have any questions, the please feel free to contact me at [fvacca@bscgroup.com](mailto:fvacca@bscgroup.com) or at my office at 860-652-8227 ex. 4549.

Respectfully Submitted,  
BSC Group – Connecticut, Inc.

A handwritten signature in black ink, which appears to read "Francis J. Vacca".

Francis J. Vacca, P.E.  
Project Manager – Associate